

**WAUKEGAN PLANNING & ZONING COMMISSION  
MINUTES  
July 14, 2016**

**1.0 Roll Call**

7:00 PM

PRESENT: Anderson, Rodriguez, Dye, Griffin, Grimes, Kolber, Haug

ABSENT: Bartos, Garcia

**2.0 Approval of May 12, 2016 Minutes**

Motion by Commissioner Anderson and seconded by Commissioner Grimes to approve the minutes of the May 12, 2016 Planning & Zoning Commission meeting.

AYES: All    NAYES: None

**3.0 Audience Time**

None

**4.0 Old Business**

None

**5.0 New Business**

**5.1 Zoning Calendar #2499**

Petitioner:     Maribeth Roberti/The Roberti Foundation

Location:       833 S. Lincoln Avenue

Request:        Conditional Use Permit for an Educational/Outreach Facility

Petitioner Maribeth Roberti presents and explains the request to operate an educational/outreach facility at 833 S. Lincoln Ave. Maribeth explains that the foundation currently operates a successful facility at 919 8<sup>th</sup> St. and would like to duplicate the success at this additional location. The facility will offer afterschool support, art, gardening, cooking, sewing, yoga, and other skills.

Commissioner Anderson-Asks the petitioner if the hours of operation are adequate. Maribeth responds that some extra time would be helpful.

Commissioner Griffin-Suggests changing the hours of operation until 9:00PM. Commissioner Grimes agrees on the time change.

Chairman Rodriguez opens the meeting up to anybody in support of the petition. None present.

Chairman Rodriguez opens the meeting up to anybody in opposition of the petition. None present.

Staff report-Staff recommends approval of the petition. The current facility has been a benefit to the community and another one will only help the revitalization of the neighborhood.

Maribeth- States that there is an open house event on August 3<sup>rd</sup> that everyone is invited to.

Commissioner Anderson commends Maribeth Roberti on her efforts and helping the community.

Motion by Commissioner Anderson and seconded by Commissioner Griffin to recommend to the City Council the approval of Zoning Calendar #2499 a Conditional Use Permit for an Educational/Outreach Facility at 833 S. Lincoln Ave., subject to the conditions outlined by staff and extending the hours of operation till 9:00PM.

AYES: All     NAYES: None

## **5.2     Zoning Calendar #2500**

Petitioner:     City of Waukegan

Request:        Text Amendment to Section 4.8-5 of the Waukegan Zoning Ordinance regarding Permitted Obstructions in Required Yards

Staff report- Staff explains that the proposed text amendment is to fix a discrepancy with the current ordinance.

Commissioner Dye-Asks if the change will affect existing driveways or the repair of those existing driveways.

Staff explains that existing driveways are considered grandfathered.

Chairman Rodriguez opens the meeting up to anybody in support of the petition.

None present.

Chairman Rodriguez opens the meeting up to anybody in opposition of the petition.

None present.

Motion by Commissioner Anderson and seconded by Commissioner Kolber to recommend to the City Council the approval of Zoning Calendar #2500 a Text Amendment to Section 4.8-5 of the Waukegan Zoning Ordinance regarding Permitted Obstructions in Required Yards.

AYES: All     NAYES: None

## **5.3     Zoning Calendar #2501**

Petitioner:     City of Waukegan

Request:        Text Amendment to Section 3.11-11 of the Waukegan Zoning Ordinance regarding Perimeter Common Open Space

Staff report- Staff explains that the proposed text amendment will clarify open space and perimeter buffers so that interpretations are more defined.

Chairman Rodriguez opens the meeting up to anybody in support of the petition.

None present.

Chairman Rodriguez opens the meeting up to anybody in opposition of the petition.  
None present.

Motion by Commissioner Haug and seconded by Commissioner Kolber to recommend to the City Council the approval of Zoning Calendar #2501 a Text Amendment to Section 3.11-11 of the Waukegan Zoning Ordinance regarding Perimeter Common Open Space.  
AYES: All    NAYES: None

#### **5.4    Zoning Calendar #2502**

Petitioner:    Eugenio DeAgüero  
Location:      601 Lakehurst Road  
Request:       Preliminary and Final Plat of the Palazzo Plaza Subdivision

Petitioner representative Bob Masini presents and explains the proposed subdivision. Bob explains that the property has been long overdue for redevelopment and now the new owners are ready to do so. The lot will be divided into four developable lots, one tenant is already eager to build, the other lots are speculative at this point. The development will improve access throughout the area from McGaw Rd. to Lakehurst Rd. Improvements of McGaw Rd. will be taking place and cost sharing on those improvements still need to be negotiated with Bridge Development.

Chairman Rodriguez opens the meeting up to anybody in support of the petition.

Viraj Patel owner of Tires Plus states that he supports the development but wants to make sure that there will be access to his store during construction.

Chairman Rodriguez opens the meeting up to anybody in opposition of the petition.  
None present.

Staff report- Staff recommends approval.

Motion by Commissioner Dye and seconded by Commissioner Griffin to recommend to the City Council the approval of Zoning Calendar #2502 a Preliminary and Final Plat of the Palazzo Plaza Subdivision.  
AYES: All    NAYES: None

#### **5.5    Zoning Calendar #2503**

Petitioner:    City of Waukegan  
Request:       Text Amendment to Paragraph 5 of Section 8.3-9 of the Waukegan Zoning Ordinance adding Property to the Western Gateway Redevelopment Overlay District

Staff report- Staff explains that the proposed amendment will add additional property to the Western Gateway Redevelopment Overlay District, ensuring future development character aligns with certain design and development standards.

Chairman Rodriguez opens the meeting up to anybody in support of the petition.  
None present.

Chairman Rodriguez opens the meeting up to anybody in opposition of the petition.

None present.

Motion by Commissioner Anderson and seconded by Commissioner Griffin to recommend to the City Council the approval of Zoning Calendar #2503 a Text Amendment to Paragraph 5 of Section 8.3-9 of the Waukegan Zoning Ordinance adding Property to the Western Gateway Redevelopment Overlay District.

AYES: All     NAYES: None

## **5.6     Zoning Calendar #2504**

Petitioner:     Northshore Management Group/Rich Laskowski, Jr.

Location:     3232 N. Lewis Avenue

Request:     Preliminary Plat of the Subdivision

Commissioner Kolber recuses himself from this item as he is the architect for the project.

Petitioner Representative Jim Deuer presents and explains the proposed subdivision for the purpose of building a new Dunkin Donuts/Baskin Robins. Jim explains that they are in agreement with all of the conditions.

Chairman Rodriguez opens the meeting up to anybody in support of the petition.

None present.

Chairman Rodriguez opens the meeting up to anybody in opposition of the petition.

Ozie Crump- There is too much traffic and noise in the neighborhood already. People drive all over the grass and parkway to get into the bank and Ace Hardware, and Taco Bell already. My grandchild was hit by a car twice.

Regina Crump- There is too much traffic and noise already. There is always papers and garbage flying around the parking lot and neighborhood this will only add to it. People sit in the parking lot or the ATM and blast there car music at all hours. What are the hours of Dunkin Donuts going to be?

Sheri Montgomery- I don't even know where it is going to be built on the property, cars and trucks go around the barriers all the time and drive on the grass. Big rig trucks use the parking lot as a rest stop. There are always random shopping carts in the parking lot, this will create more traffic and noise.

Commissioner Haug asks the opposed if they have you notified the police or alderman or mayor of these issues?

Commissioner Dye- suggests contacting the neighborhood policing officer.

Jim Duerer shows the three objectors the site plan and the proposed development of Dunkin Donuts.

Commissioner Anderson- Asks the three objectors if they are specifically against having a Dunkin Donuts built, or if they are against the issues that are already existing.

The objectors agree that the main issue is already existing and they are not necessarily against having a Dunkin Donuts but the issues need to be addressed.

Commissioner Dye- Maybe there are additional conditions that can address all of the issues that the objectors are bringing up.

Rich Laskowski- asks if the problems are on the bank property or the Ace property?  
The objectors respond that the problems exist on both properties.

James McGee an attorney for Mr. Laskowski states that some of these issues can be addressed between the preliminary and final plat, and that they are just hearing of them now and will need some time to see if they can be rectified.

Staff report- Staff recommends approval of the preliminary plat, we would like to see the issues raised tonight addressed before the final plat.

Motion by Commissioner Dye and seconded by Commissioner Grimes to recommend to the City Council the approval of Zoning Calendar #2504 a Preliminary Plat of Subdivision.  
AYES: Anderson, Rodriguez, Dye, Griffin, Grimes, Haug NAYES: None  
Recused: Kolber

Motion by Commissioner Griffin and seconded by Commissioner Anderson to seat Commissioner Kolber.  
AYES: All NAYES: None

#### **4.0 Conditional Use Permit Reviews**

None

#### **5.0 Adjournment**

Motion by Commissioner Griffin and seconded by Commissioner Anderson to adjourn the July 14, 2016 Planning & Zoning Commission meeting.

AYES: All NAYES: None

8:00 PM